

COMPLETION AND SATISFACTION CERTIFICATE

I, Kane Simonian, hereby certify that I am the Executive Director of the Boston Redevelopment Authority, a public body politic and corporate created pursuant to the General Laws of the Commonwealth of Massachusetts, Chapter 121, Section 26qq, as successor to Boston Housing Authority with respect to redevelopment and renewal projects, including the redevelopment and renewal project on the premises hereinafter described, which were conveyed by the Boston Redevelopment Authority to Cerel-Druker Redevelopment Corporation, a duly organized and existing Massachusetts corporation, now known as City Redevelopment Corporation, by deed dated December 26, 1957 and recorded with Suffolk Registry of Deeds, Book 7285, Page 21, and further certify with respect to the following described land:

a certain parcel of land which is a portion of Parcel No. 1 on a plan entitled "Urban Renewal Division, Boston Housing Authority New York Streets Project, UR Mass, 2-1, Land Disposition Plan" by Hayden, Harding and Buchanan, Inc., Consulting Engineers, Boston 35, Massachusetts, dated March 6, 1957, Revisions June 26, 1957, recorded in the Suffolk Registry of Deeds, Book 7263, Page 345, which portion is more particularly bounded and described as follows:

NORTHWESTERLY by Washington Street, Fifty-one and 61/100 (51.61) feet;
NORTHEASTERLY by land of The Manhattan Bank & Trust Co., Three hundred fifty-nine and 69/100 (359.69) feet;
SOUTHEASTERLY by Harrison Avenue, Fifty-four and 11/100 (54.11) feet;
SOUTHWESTERLY by land of The First National Bank of Boston, One hundred thirty-eight and 99/100 (138.99) feet;
AND by lands of V. J. Cadrain et al and M. H. Goldburgh, Trustee, One hundred thirteen and 25/100 (113.25) feet, and One hundred fourteen and 64/100 (114.64) feet.

All as shown on a plan entitled "Plan of Land, Boston, Massachusetts, Boston Proper District Scale 1 in. = 40 feet, Feb. 5, 1963, J. F. Hennessy, Civil Engineer, Brookline, Massachusetts" recorded in Suffolk Book , Page

Said portion of Parcel No. 1 contains approximately 19,243 square feet according to said plan and includes the Grantor's interest in and to the fee and soil of those portions of said Washington Street and Harrison Avenue adjoining said portions to the center lines of said streets. The foregoing parcel of land is a part of the parcel described as "The First Parcel" in the deed from the Boston Redevelopment Authority to City Redevelopment Corporation (formerly known as Cerel-Druker Redevelopment Corporation) dated December 26, 1957, and recorded in said Suffolk Registry of Deeds, Book 7285, Page 21.

that CD Building Corporation has completed all undertakings, in the Land Assembly and Redevelopment Plan, New York Streets Project, dated September 1, 1954, and has satisfied all the terms and conditions required by and contained in an agreement dated May 15, 1957 between Cerel-Druker Redevelopment Corporation and said Boston Housing Authority. As provided in said Deed to Cerel-Druker Redevelopment Corporation, this certificate is conclusive

determination of such satisfactory completion and hereafter CD Building Corporation, its successors and assigns, are relieved of all further obligations, restrictions and conditions contained in said agreement dated May 15, 1957 as to the premises described herein, in the Land Assembly and Redevelopment Plan, New York Streets Project, dated September 1, 1954, excepting such restrictions and covenants set forth in said deed to Cerel-Druker Redevelopment Corporation described as intended to run with the land.

Boston Redevelopment Authority, by the issuance of this certificate, agrees that, notwithstanding any provision to the contrary contained in the aforesaid agreement between Cerel-Druker Redevelopment Corporation and the Boston Housing Authority, dated May 15, 1957, CD Building Corporation may execute and deliver to Star Sales & Distributing Corp. its deed to the within described premises.

WITNESS my hand and the seal of Boston Redevelopment Authority this 12th day of May, 1964.

BOSTON REDEVELOPMENT AUTHORITY

By: Kane Simonian
Kane Simonian
Executive Director

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss:

Boston, Massachusetts

May 12, 1964

Then personally appeared Kane Simonian and acknowledged the foregoing instrument to be the free act and deed of the Boston Redevelopment Authority.

Before me,

Burke J. Clark
Notary Public

My commission expires June 6, 1970